



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: February 12, 2014 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Valadez, Shell, Louie, Modugno

Absent: Commissioner Pedersen

Ex Officio Members:

Director of Public Works: Mr. Steve Burger, Principal Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Mitch Glaser, Assistant Administrator, Current Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising, Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Louie representing the Second Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Louie – That the agenda for February 12, 2014 be approved.

At the direction of the Chair, the agenda was approved with Commissioners Modugno, Louie, Valadez, and Shell in favor and Commissioner Pedersen being recorded as absent.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

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DIRECTOR/DEPUTY DIRECTOR

4. Mr. Glaser reported to the Commission that at yesterday's Board of Supervisors meeting, the Board approved the Santa Monica Mountains Local Coastal Program (LCP) and its Land Use Policy Map, Local Plan Amendment No.2006-00008-(3) and Zone Change Case No. 2006-00009-(3), necessary to ensure that the zoning is consistent with the land use categories designated in the Coastal Zone Land Use Plan. This would repeal the 1986 Malibu Land Use Plan, make zoning consistent with the Land Use Policy Map, and amend Title 22 – Planning and Zoning of County Code relating to the establishment of the Santa Monica Mountains Local Implementation Program.

Commissioners praised staff on an excellent presentation, detail, orientation, and coordination with various Departments in processing this LCP which will go on consent next week at the Board of Supervisors for final approval and then will be forward to Coastal Commission.

PUBLIC HEARING

Zoning Permits

Project Approved

5. **Project No. R2012-01589-(5). Applicant: Canadian Solar. Northwest and southwest corners of West Avenue J and 110th Street West. Antelope Valley West Zoned District. a. Conditional Use Permit No. 201200086. To authorize the construction, operation, and maintenance of a solar photovoltaic electricity generating facility and construction of a water tank in the A-2 (Heavy Agricultural) zone pursuant to Section 22.24.170 of the County Code. b. Environmental Assessment No. 201200158. To consider a Mitigated Negative Declaration with impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Recreation, Utilities/Service Systems, and Mandatory Findings of Significance reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

Mr. Curzi presented the staff report and read into the record revised corrections to:1) Condition No. 32 – add California Department of Fish and Wildlife to Decommissioning Plan for review; 2) Condition 36 – The permittee shall not use any groundwater extracted from within the Antelope Valley Adjudicated Water Basin for the construction, operation, and/or maintenance of the solar facility; and 3) Condition No. 47 – The project shall only use water from a source, approved by the Director of Public Works, located outside the boundaries of the Antelope Valley Groundwater Adjudication Basin.

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PUBLIC HEARING (Cont.)

Zoning Permits

This was followed by testimony from Antonio Rodriguez applicant's representative and Kristin Keeling, Bonterra Psomas in support and four members of the community in opposition to the project.

After the staff presentation, discussion followed between staff and the Commission in which Commission expressed concerns regarding the management of the mitigation land and if it was secured and about the water supply. The representative responded that the mitigation land would most likely be managed by a conservancy, and that the mitigation land had not yet been secured. The applicant responded that the water supply for this project has been secured from the Cawelo Water District, a water bank based out of Bakerfield.

Testimony in opposition included questioning the adequacy of the environmental analysis, asserting that the 84.5 acres of on-site mitigation land was not appropriate and that all mitigation land should be off-site and connected to existing dedicated open space, asserting that the current drought conditions would create serious dust problems during construction, questioning the survival of the landscaping in the desert environment, questioning the impact to rural communities from dust and possible Valley Fever, and stating that the jobs created by the project would be short-term only.

The Commission questioned the reliability of the water supply and asked if additional measures should be in place in case the applicant was unable to secure water. Mr. Burger, Department of Public Works responded that the applicant had secured water from a water bank, which means the water had been obtained during a period of surplus rainfall and stored below ground for use during a drought. The water had been obtained outside the adjudicated area of the Antelope Valley Groundwater Basin. It is physically available now and guaranteed to the applicant.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration and

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission approve Conditional Use Permit No. 201200086 with findings and conditions of approval and modifications read into the record on Condition Nos. 32, 36 and 47. The appeal date for this project ends on Wednesday, February 26, 2014.

At the direction of the Chair, the item passes with Commissioners Modugno, Louie, Valadez and Shell in favor and Commissioner Pedersen being recorded as absent.

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PUBLIC COMMENT

6. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

7. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

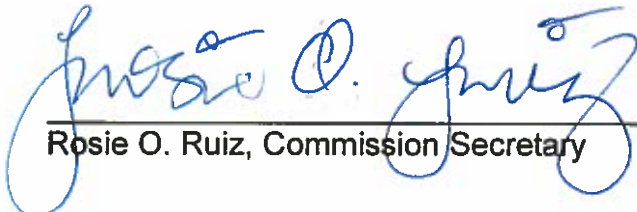
8. Commission/Counsel/Director Reports

There were no reports given by Commission/Counsel/Director.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

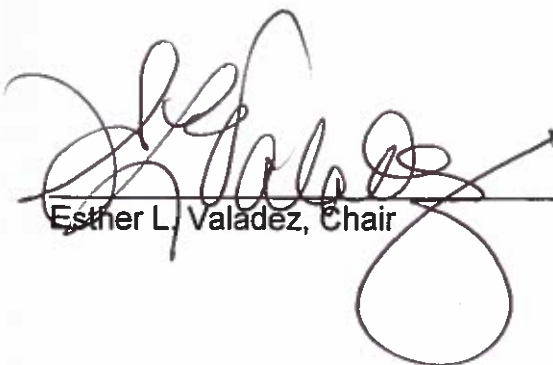
The Commission adjourned at 10:22 a.m. to Wednesday, February 19, 2014.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Esther L. Valadez, Chair



Mitch Glaser, Assistant Administrator
Current Planning Division